

Eliaant "Homebuyers' Choice Award"
5-Time Winner - Best in America!

ROSEWOOD GOLF VILLAS

AT ESTRELLA



A private, gated enclave of 61 finely-detailed homes with most backing to "open space" or along the Golf Club of Estrella. This sensitively designed new neighborhood offers inspiring mountain and golf course views along with beautiful streetscapes.

These well-appointed one and two-story energy efficient residences range in size from 1,886 to 2,911 square feet with 2 plus Den up to 5 bedrooms, 2 to 4 baths and oversized garages. Charming front entry ways open to reveal generous standard features with upgraded stainless steel appliances, granite countertops, upgraded cabinetry, center island or breakfast bar and much more. Innovative floor plans are graced with 10-foot ceilings, private courtyards (or front porches), large covered "outdoor rooms" and optional "disappearing walls of glass" for seamless indoor/outdoor living. These smartly designed homes are complimented by

Rosewood Homes' Signature Construction, an exclusive program that goes above and beyond the industry standard for quality and craftsmanship. And where each Rosewood home is built with exceptional endurance, beauty and energy efficiency.

Homeowners will also enjoy lush landscaping and abundant community "open space" areas including exercise garden and activity lawns. In addition, Estrella offers a wonderful resort lifestyle with lakes, trails, parks, highly rated schools, and use of the Presidio Residents Club and Starpointe Residents Club with multiple pools, exercise studios, activity rooms and much more!

Don't miss this opportunity to obtain a fabulous new home in one of Arizona's most desirable places to live. For more information please visit www.RosewoodGolfVillas.com

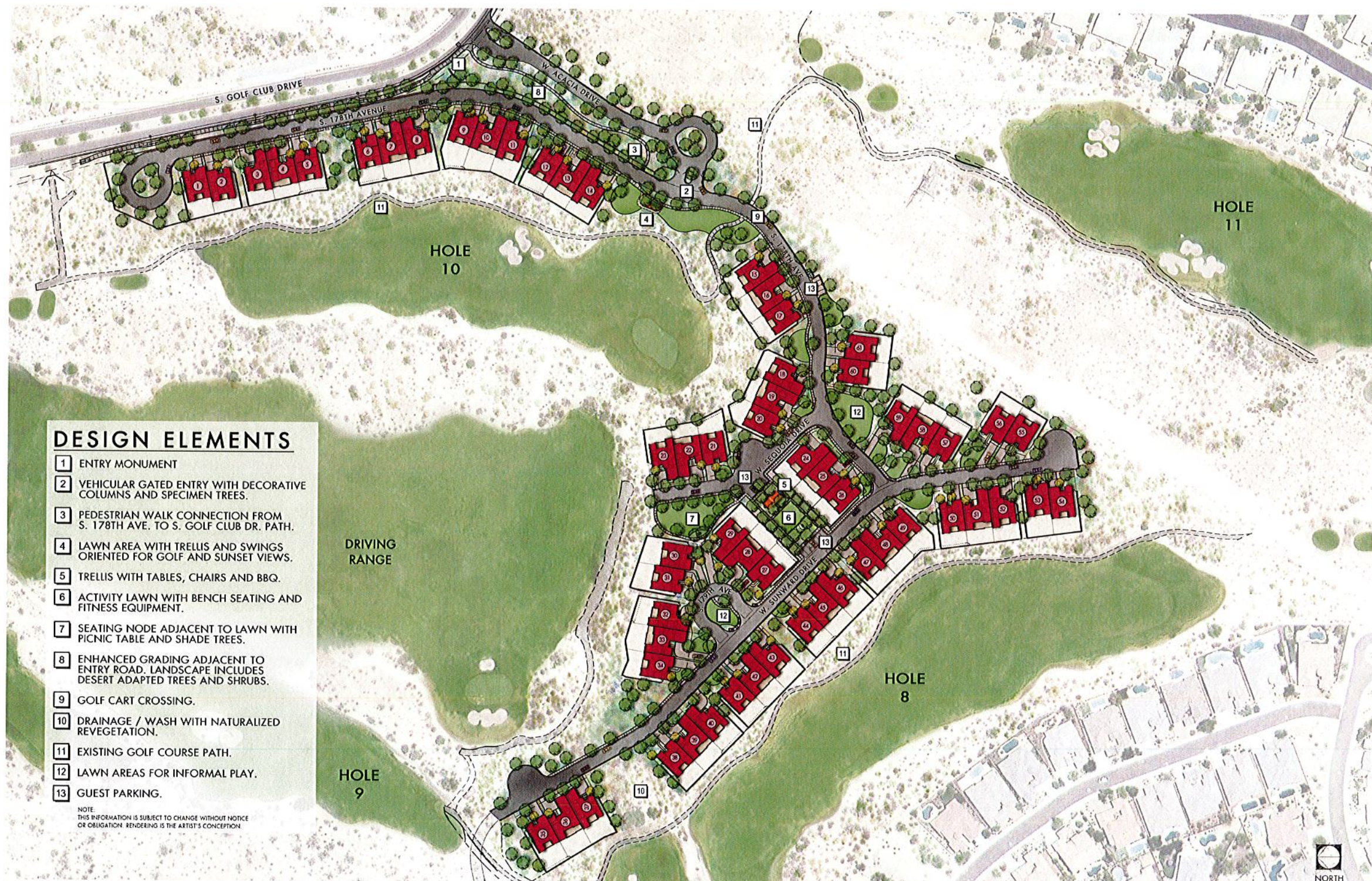


ROSEWOOD HOMES

Enduring Beauty. Timeless Style.®



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DESIGN ELEMENTS

- 1 ENTRY MONUMENT
- 2 VEHICULAR GATED ENTRY WITH DECORATIVE COLUMNS AND SPECIMEN TREES.
- 3 PEDESTRIAN WALK CONNECTION FROM S. 178TH AVE. TO S. GOLF CLUB DR. PATH.
- 4 LAWN AREA WITH TRELIS AND SWINGS ORIENTED FOR GOLF AND SUNSET VIEWS.
- 5 TRELIS WITH TABLES, CHAIRS AND BBQ.
- 6 ACTIVITY LAWN WITH BENCH SEATING AND FITNESS EQUIPMENT.
- 7 SEATING NODE ADJACENT TO LAWN WITH PICNIC TABLE AND SHADE TREES.
- 8 ENHANCED GRADING ADJACENT TO ENTRY ROAD. LANDSCAPE INCLUDES DESERT ADAPTED TREES AND SHRUBS.
- 9 GOLF CART CROSSING.
- 10 DRAINAGE / WASH WITH NATURALIZED REVEGETATION.
- 11 EXISTING GOLF COURSE PATH.
- 12 LAWN AREAS FOR INFORMAL PLAY.
- 13 GUEST PARKING.

NOTE:
THIS INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE
OR OBLIGATION. RENDERING IS THE ARTIST'S CONCEPTION.

ABOUT ROSEWOOD HOMES

When you do things well, people tend to notice. That's been the case throughout the years with Rosewood Homes and its Founder, David M. Kitnick. A second generation contractor, David has been building award-winning and environmentally sensitive homes for over 30-years. He has been described as "one of the most innovative builders in the marketplace" by the nationally renown Design Lens. He and his team have built thousands of homes and been recognized with dozens of local, regional and national awards including the coveted MAME "Grand Award" as "Builder of the Year" and the 2017, 2018 & 2019 "Small Volume Builder of the Year Award."

And for an unprecedented 5-times, Rosewood has earned the prestigious Eliant "Homebuyers Choice Award" for providing the "Best Overall Purchase & Ownership Experience" in America. Homeowners also recognized Rosewood for providing the "Best Customer Service Experience," the "Best Construction Experience" and the "Best Overall Quality."



At Rosewood Homes, there's only one way to do things: the right way. That's why throughout the building process you'll find our rigorous Rosewood Quality Assurance Program and our Rosewood Signature Construction, where we go above and beyond the industry standard for quality and craftsmanship. You'll also find our EFL "Diamond Level" super energy efficient homes which are at least 40% more efficient than current building code requirements and approximately 60-70+% more efficient than most "re-sales" thereby saving homeowners thousands of dollars each year. And you'll experience richly detailed, authentic architecture providing beautiful streetscapes along with generous standard features like modern 10-foot ceilings, custom cabinetry, slab granite countertops, upgraded appliances, walk-in pantries and much more!

You'll find Rosewood Homes in the Valley's premier locations. We invite you to experience the Rosewood difference.



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No offer to sell or lease may be made and no offer to purchase or lease may be accepted prior to issuance of the final Arizona Subdivision Public Report. In the interest of continuous improvement, Rosewood Homes reserves the right to change plans, designs, materials, prices, features and specifications without prior notice or obligation. All square footages are approximate and may vary per elevation. All renderings, floor plans and landscape are the artist's conception and may vary from the actual plans and homes as built. Consult your Sales Associate for details. Sales by Rosewood Sales Group, LLC. Rosewood Homes Construction, LLC ROC # 250901. © Rosewood Homes 2019. PD 4/25/19

2017, 2018 & 2019
Small Volume Builder of the Year*

ROSEWOOD GOLF VILLAS AT ESTRELLA

No CFD Special
Assessment Lien at Golf Villas

PRICE INCLUDES UPGRADED
STANDARD FEATURES & DETAILS

RESIDENCE ONE

Approximately 1,886 Square Feet
One-Story Great Room Design with Entry Tower & Covered Outdoor Room
3 Bedrooms or 2 Bedrooms plus Den, 2 Baths and Two Car Garage

Options include: 9-foot Disappearing Wall of Glass at Great Room, Den in lieu of Bedroom 2,
Oversized Walk-in Shower at Owner's Bath and More

Spanish Colonial
Mediterranean
Ranch Hacienda

Residence One when Paired Home

RESIDENCE TWO

Approximately 2,053 Square Feet
One-Story Great Room Design with Covered Porch, Coffered Ceiling at Entry & Covered Outdoor Room
3 Bedrooms or 2 Bedrooms plus Den, 2 to 2 ½ Baths, Oversized Walk-in Storage and Two Car Garage

Options include: 12-foot Disappearing Wall of Glass at Great Room, Den in lieu of Bedroom 3,
Powder Room in lieu of Oversized Walk-in Storage, Oversized Walk-in Shower at Owner's Bath and More

Spanish Colonial
Mediterranean
Ranch Hacienda

RESIDENCE THREE

Approximately 2,191 Square Feet
One-Story Great Room Design with Large Covered Outdoor Room
3 Bedrooms or 2 Bedrooms plus Den or 2 Owner's Suites, 2 ½ Baths and Two Car Garage

Options include: 12-foot Disappearing Wall of Glass at Great Room, Den in lieu of Bedroom 3,
Dual Owners' Suites, Oversized Walk-in Shower at Owner's Bath and More

Spanish Colonial
Mediterranean
Ranch Hacienda

RESIDENCE FOUR

Approximately 2,585 to 2,911 Square Feet
Two-Story Great Room Design with 1st Floor Owner's Suite, Entry Tower & Large Covered Outdoor Room
3 Bedrooms plus Den to 5 Bedrooms, 2 ½ to 4 Baths and Two Car Garage

Options include: 12-foot Disappearing Wall of Glass at Great Room, Bonus Room, Bedroom 5 with Bath 4,
Bedroom 4 in lieu of Den, Bath 3 in lieu of Powder Room, Oversized Walk-in Shower at Owner's Bath and More

Spanish Colonial
Mediterranean
Ranch Hacienda

SHANNON LEWIS & JACKIE MENDOZA, Sales Associates
slewis@rosewoodhomes.com / jmendoza@rosewoodhomes.com

Models Open
Daily 10am to 6pm Except Fridays 12pm to 6pm
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#1 for Customer Satisfaction in America!
5-Time Winner!



*Rosewood Homes is a multi-year recipient of the "Small Volume Builder of the Year" MAME Award from the Homebuilders Association of Central Arizona including winning in 2017, 2018 & 2019. Rosewood Homes reserves the right to change plans, designs, materials, prices, features and specifications without prior notice or obligation. All square footages are approximate and may vary per elevation. Consult your Sales Associate for details. Sales by Rosewood Sales Group, LLC. Rosewood Homes Construction, LLC ROC # 250901. © Rosewood Homes 2019. PD 4/25/19



RESIDENCE TWO, RESIDENCE THREE & RESIDENCE ONE
with Spanish Colonial Exterior Style



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RESIDENCE TWO, RESIDENCE THREE & RESIDENCE ONE
with Mediterranean Exterior Style



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RESIDENCE TWO, RESIDENCE THREE & RESIDENCE ONE
with Ranch Hacienda Exterior Style



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RESIDENCE TWO, RESIDENCE FOUR & RESIDENCE ONE
with Spanish Colonial Exterior Style



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RESIDENCE TWO, RESIDENCE FOUR & RESIDENCE ONE
with Mediterranean Exterior Style



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RESIDENCE TWO, RESIDENCE FOUR & RESIDENCE ONE
with Ranch Hacienda Exterior Style



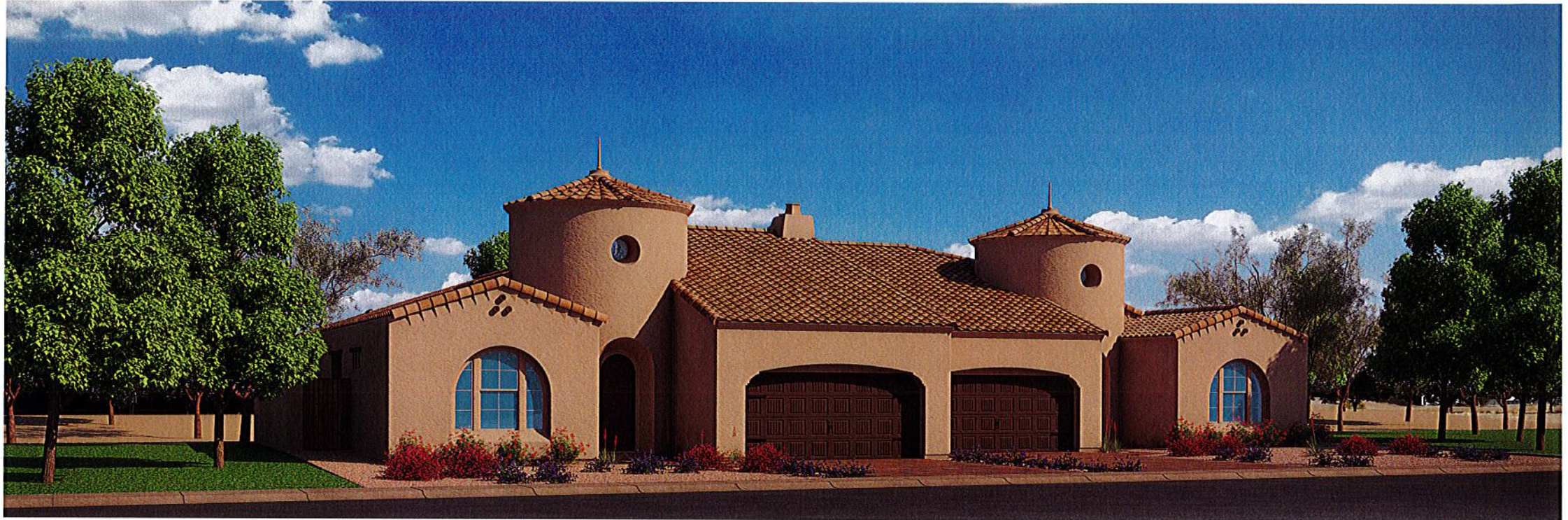
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RESIDENCE ONE & RESIDENCE ONE
with Spanish Colonial Exterior Style



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RESIDENCE ONE & RESIDENCE ONE
with Mediterranean Exterior Style



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RESIDENCE ONE & RESIDENCE ONE
with Ranch Hacienda Exterior Style



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RESIDENCE ONE

1,886 SQUARE FEET



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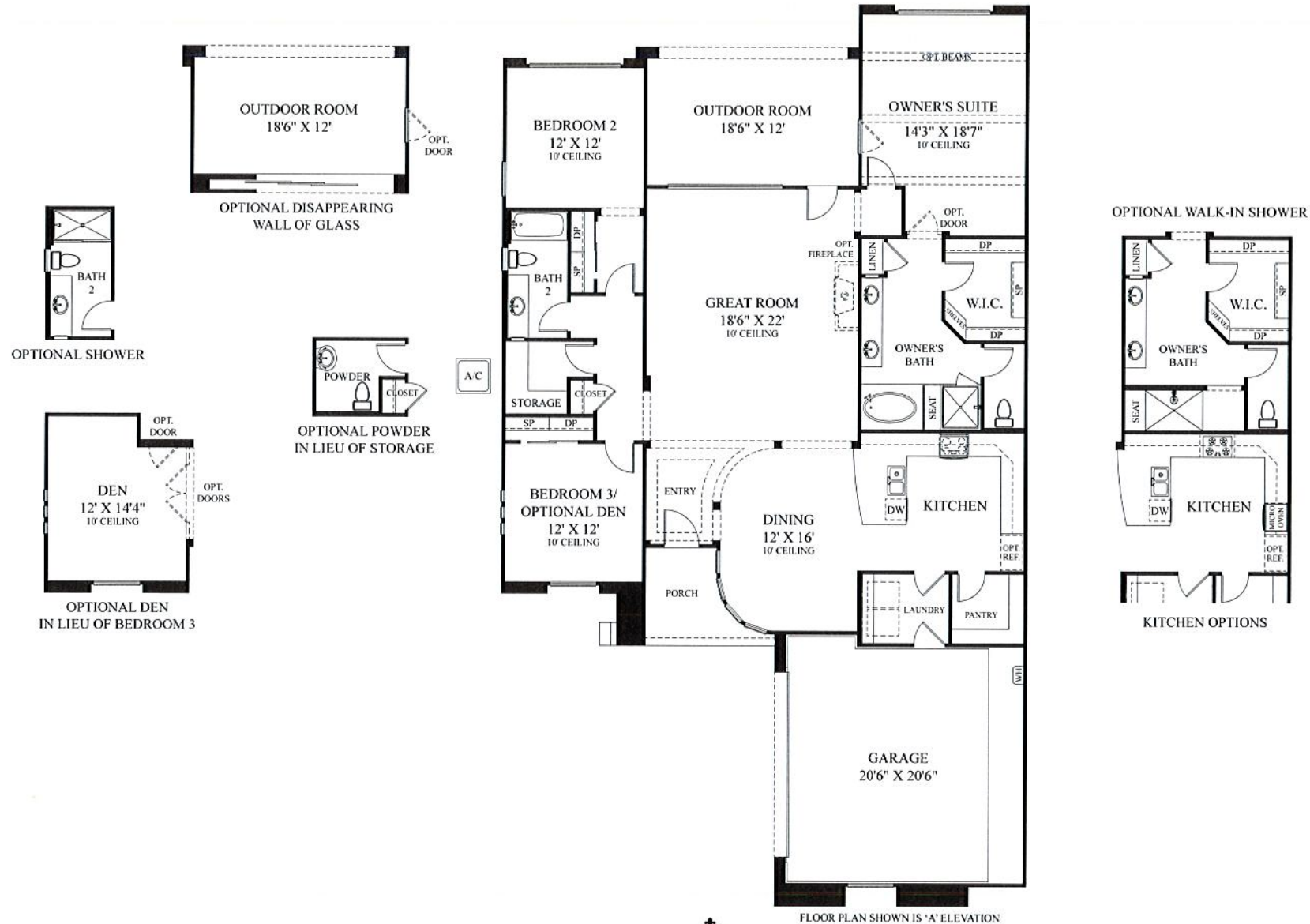
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RESIDENCE TWO

2,053 SQUARE FEET



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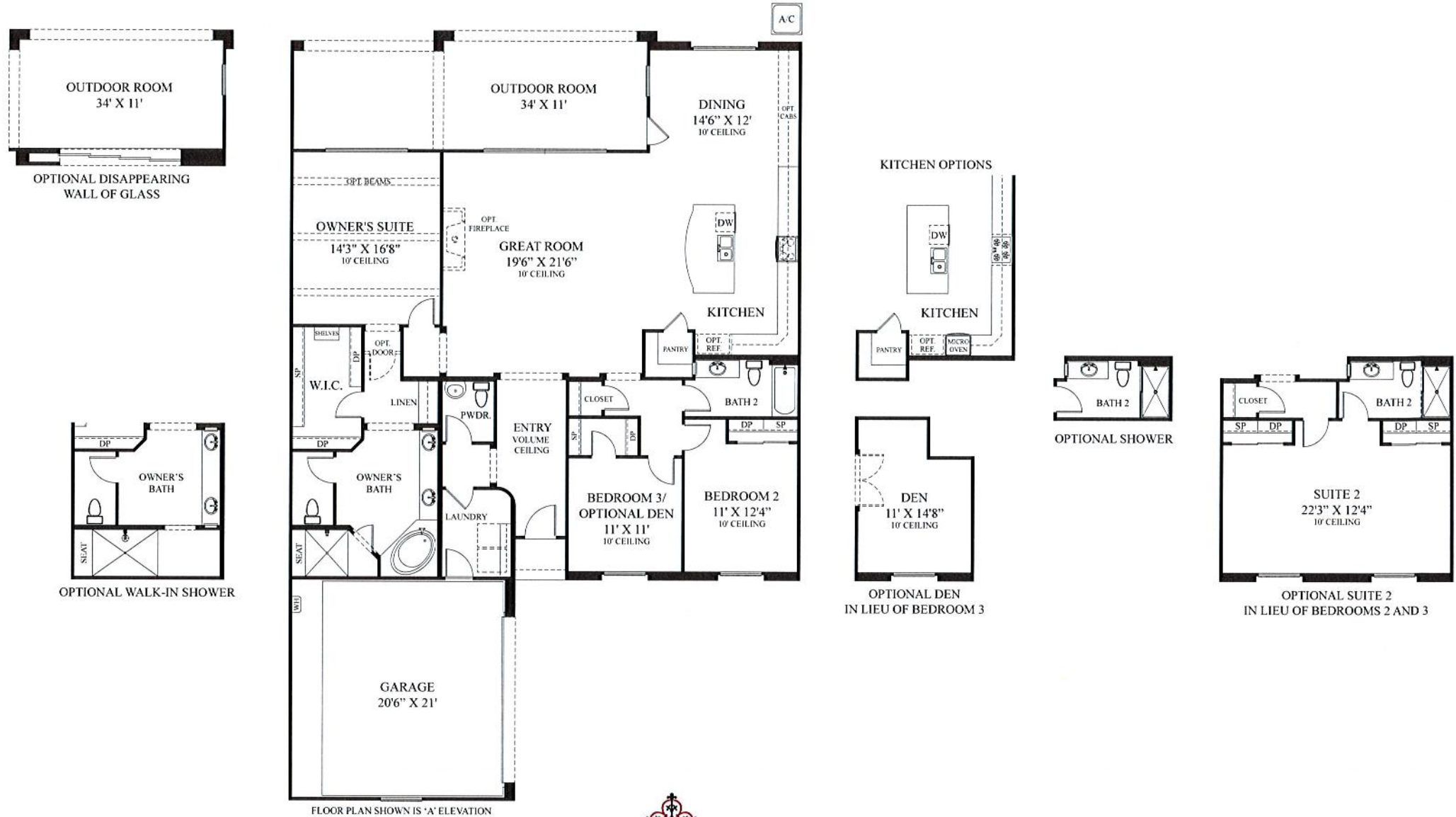
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RESIDENCE THREE

2,191 SQUARE FEET



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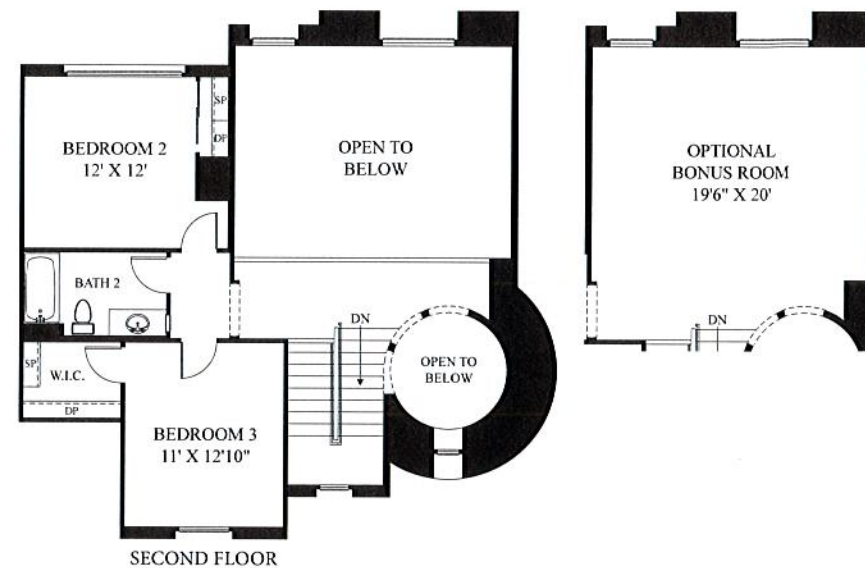
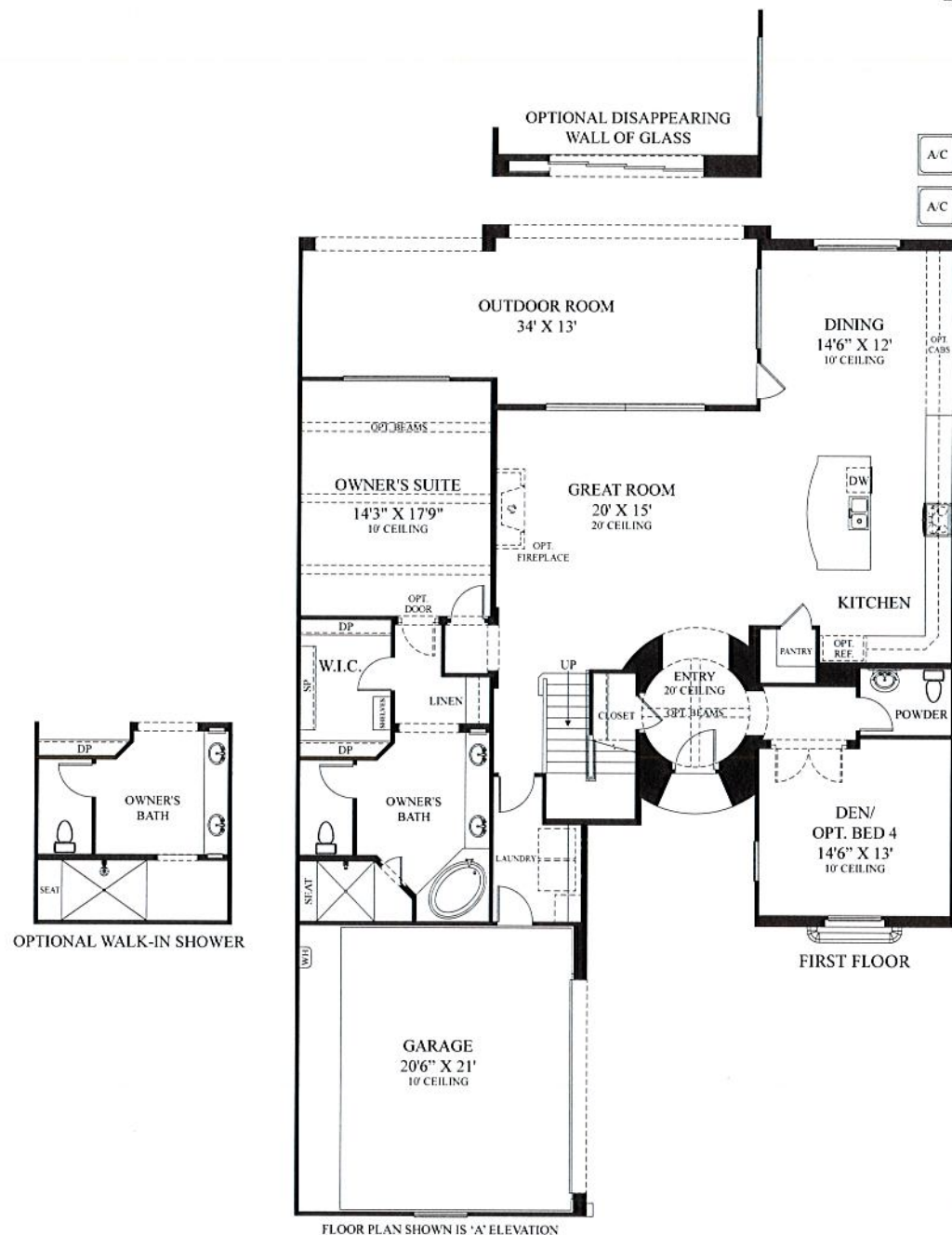
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RESIDENCE FOUR

2,585 TO 2,911 SQUARE FEET



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LUXURIOUS STANDARD FEATURES

AUTHENTIC EXTERIOR DETAILING

Exclusive 61 home golf course and mountain view gated neighborhood with multiple private parks and generous open spaces throughout the Golf Villas neighborhood

Attached "Fee Simple" legal ownership rather than "condominium" ownership

Designed to live like traditional single-family homes while offering a high quality, low maintenance lifestyle

Specially designed "dual wall system" including air gap rather than "shared" wall

Homeowners association membership and use of abundant common amenities in Estrella including Starpointe Residents Club and Presidio Residents Club with pools, exercise equipment & more

Dramatic entry road with impressive gated entry

Architecturally distinct exteriors in a choice of Spanish Colonial, Mediterranean and Ranch Hacienda styles for an enhanced streetscape

Designed for indoor/outdoor living with covered "outdoor room" & optional "disappearing wall of glass"

Exterior shutters, iron detailing, recessed windows, authentic gable details, exposed rafter tails, finials and decorative stone (varies by plan and elevation)

Front porches and entry courtyards (varies by plan and elevation)

Entry courtyards and/or side-yard courtyards for convenient indoor/outdoor living (Residence One, Two and Four)

Decorative 8-foot and/or arched front door (style varies by plan and elevation)

Professionally designed exterior color schemes with stucco finish

"Color-Thru" concrete S-tile or concrete flat roof tile including custom blends (varies by elevation)

Finished two car garages with insulated garage doors and decorative detailing (varies by elevation style)

Almond colored window frames with abundant decorative mullions (varies by elevation style)

Painted full-yard masonry block fencing and/or view fencing enclosing side and rear yard (varies by lot location) with side yard gate

Professionally designed front yard landscaping with automatic irrigation system

Decorative concrete pavers at driveway and front walkway

LUXURIOUS OWNER'S SUITE

Oversized Owner's Suite with 8' entry door

Modern style cultured marble counter tops with 1½ inch square edge and modern rectangular sinks with upgraded 8" wide-spread faucets

Decorative cabinetry with concealed hinges & drawer guides in a choice of stains

Full height cabinetry including bank of drawers for convenient storage

Modern cultured marble tub deck and skirt with drop-in oval tub and decorative deck mount faucet

Oversized shower with frameless, thickened glass door with 6' tall cultured marble surrounds and decorative mud set ceramic tile shower pan

Built-in seat at shower for safety and convenience

Oversized shower head for extra comfort

Plentiful decorative lighting and recessed cans

Large "frameless" medicine cabinets

Generous bath room accessories

Compartmentalized commode with upgraded elongated toilets

Large walk-in closet with built-in bank of shelves, generous double rod and shelves, decorative detailing, fluorescent lighting and extra storage shelving

GOURMET KITCHENS

Upgraded Whirlpool stainless steel appliances

Whirlpool stainless steel 4.8 cubic electric range with "easy wipe" ceramic glass cooktop with multiple convenience features

Built-in Whirlpool stainless steel direct vented microwave oven with turntable and pre-sets

Whirlpool stainless steel dishwasher with sensor cycle and multiple convenience features

Impressive 3CM slab granite counter tops in a choice of 7-granite styles with eased edge and 6" backsplash

Kohler "Vault" undermount stainless steel sink with garbage disposal

Designer one handle faucet with pull-out sprayer

Spacious walk-in pantry with 8' door and extra shelving

Oversized decorative cabinetry with concealed hinges, drawer guides and adjustable shelving

Convenient Food Preparation Island (or eating bar) with 3CM slab granite counter top and built-in recycling center

Boxed-In refrigerator space with expanded overhead storage for built-in appearance

Generous recessed can lighting

Under cabinet "rope" lighting at all upper cabinets

Oversized corner cabinet for additional storage and custom design

Pre-plumbed for reverse osmosis to icemaker line



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LUXURIOUS STANDARD FEATURES

INTERIOR ELEGANCE AND LIVABILITY

Modern home designs with supreme livability including indoor/outdoor living

Open areas and generous window sizes for spacious ambiance

10-foot ceilings in most first floor living areas (varies by plan and elevation)

8-foot raised panel interior doors at select locations

Upgraded super energy efficient LED lighting at all standard recessed can locations

Modern style cultured marble countertops with 1½ inch square edge and modern rectangular sinks at Bath Rooms

Full height cabinetry with concealed hinges and drawer guides in Owners and Secondary Baths

Elegant Powder Room with upgraded Kohler Pedestal Sink with upgraded 8" wide spread faucet and beveled oval mirror (varies by plan)

Combo tub/shower with porcelain over steel bath tub with 5' tall cultured marble surrounds above tub at Secondary Bathrooms

Oversized 5 ¼-inch base boards

Convenient French doors to outdoor living areas

Raised panel interior doors in a choice of 5-styles

Generous ceramic tile flooring at Entry, Kitchen, Breakfast Nook, Owners Bathroom, Secondary Bathrooms, Powder Room and Laundry Room

Large "frameless" medicine cabinets at Owners and Secondary Bathrooms

Upgraded elongated toilet at all Bathrooms

Random skip trowel drywall finish with rounded corners

Combo Port (1 Coax & 1 CAT6 Data jacks) at Great Room, Bonus Room and Bedrooms

Universal Port (1 Coax & 2 CAT6 Data jacks) at Den

42" Structured Wiring Panel in Laundry Room

Wireless Access Point Pre-wire for WiFi

20-AMP Dedicated Circuit at Great Room & Den

Satellite Pre-wire

Ceiling fan pre-wires with 2 switches at all Bedrooms, Great Room, Den and Bonus Room

Designer bathroom accessories and abundant decorative light fixtures plus recessed lighting

Designer selected interior light fixtures

Painted wood hand rails with spindles on open wood end treads (Residence Four)

Thickened walls and architecturally designed arches (varies by plan)

Upgraded "lever" interior door hardware

Carpeting in a range of designer colors

DURABILITY, PRACTICALITY AND SAFETY

Rosewood Signature Construction plus intensive quality assurance program including detailed frame inspection & 300+ item inspection report

Engineered Post Tension structurally reinforced concrete foundation system with steel cables

Specially designed "dual wall system" including air gap rather than "shared" wall

Decorative concrete pavers at driveway and front walkway

Elegant front door handle set with dead bolt lock in a choice of finishes (style varies by elevation)

Dunn-Edwards upgraded 100% acrylic exterior paint and upgraded Versa interior paint

Laundry Room with oversized upper cabinets, fluorescent lighting & recessed box at dryer vent

PEX Plumbing System

Extra shelving in all Bedroom closets

Coat closets, linen closets, linen cabinets and/or storage closets

Generous structured wiring package with oversized distribution panel and 20-AMP dedicated circuit

Automatic garage door openers with upgraded "belt drive" system

Smoke detectors and carbon monoxide detectors

Painted full yard masonry block and/or view fencing (varies by lot location) with side yard gate

Convenient front and rear yard hose bibs

PVC sleeve under driveway for future use

ENERGY SAVING CONSTRUCTION AND FEATURES

Super energy efficient construction with certified "HERS" scores of 56 to 59 making these homes 41 to 44% more energy efficient than current building code requirements thereby saving thousands of dollars in utility costs

Meets or exceeds Environments for Living (EFL) "Diamond Level" and EPA Energy Star energy efficiency guidelines

Each Rosewood home receives an EFL "Comfort" and "Heating & Cooling Usage" guarantee (see program documents)

Super tight construction with blown-in insulation to seal gaps

High performance "Cathedralized ceiling" insulation system with ducts in conditioned attic



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LUXURIOUS STANDARD FEATURES

ENERGY SAVING CONSTRUCTION AND FEATURES *(continued)*

Each Rosewood home is tested for building air tightness with a “blower door” test whereas most builders only test 1 out of every 7 homes

Each Rosewood home has the ducts tested for leakage with a “duct blaster” test whereas most builders only test 1 out of every 7 homes

Each Rosewood home has “room pressure” tests completed to insure proper pressure balance whereas most builders only test 1 out of every 7 homes

Central air conditioning with energy efficient 14 SEER Carrier air conditioner

Programmable WiFi enabled thermostats for comfort, convenience and cost savings

Energy efficient Carrier gas furnace

Energy efficient Rinnai Tankless water heater

Energy efficient Low E dual glazed windows with vinyl frames and Low E French doors & sliding glass doors

Pleasing and super energy efficient LED lighting at all standard recessed can locations

R-19 exterior wall insulation total composite value (most areas)

Insulated garage doors

Convenient Kitchen recycling center

Jump ducts to balance room temperatures

Fresh air ventilation ducts

Water conserving toilets

OPPORTUNITIES TO CUSTOMIZE YOUR HOME

Disappearing Wall of Glass at Great Room for seamless indoor/outdoor living

Oversized Walk-In Shower with built-in bench and separate drying area at Owners Bathroom

Den, Powder Room, Bonus Room, Dual Owners' Suites, additional Bedrooms, additional Bath Rooms & more (varies by plan)

Optional modern style fireplace with choice of decorative surrounds

Custom “two-tone” interior paint in a choice of 6 color packages to personalize your home

Privacy door(s) at Owners Bathroom and Den (varies by plan)

An abundance of optional cabinet door styles, wood species, stains, colors and glazes

Optional cabinet locations, glass doors in upper cabinets, decorative hardware and more

Custom two-tone cabinet design

Modern “Waterfall Kitchen Island” (most plans)

Quartz or marble countertops

Upgraded countertops, edge details, backsplashes, shower/tub surrounds and shower pans

Optional “modern” style appliances

Upgraded appliances and optional finishes as well as refrigerators, washers/dryers, gas appliances and more

Optional Kitchen sink styles

Optional interior and exterior lighting

Upgraded stair railings & colors (Residence Four)

Decorative ceiling beams (varies by plan)

8-foot interior doors

French doors (varies by plan)

Shower with thickened glass door at Secondary Bath in lieu of combo tub/shower (varies by plan)

Upgraded sinks, toilets, faucets and plumbing fixtures in different styles and finishes

Security pre-wire and security systems

Stereo pre-wire and stereo systems

Electrical options

Gas pre-plumb for dryer or BBQ

Laundry sink (Residence Four)

Mirrored closet doors

Upgraded flooring

(See a Sales Associate for a complete list of options and upgrades. Prices subject to change.)



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ROSEWOOD GOLF VILLAS

DIAMOND LEVEL – Heating and Cooling Guarantee

| Model | Guaranteed Usage | Estimated Dollars | | |
|--|--------------------------------|--------------------------|-----------------|------------|
| | Electric Heating & Cooling kwh | Heating & Cooling Annual | Monthly Average | HERS Index |
| Residence One | 6,599 | \$1,140 | \$95 | 53 |
| Residence Two | 6,922 | \$1,212 | \$101 | 56 |
| Residence Three | 5,760 | \$984 | \$82 | 53 |
| Residence Four | 7,936 | \$1,416 | \$118 | 57 |
| Residence Four w/ Bonus Room or Bedroom 5 | 8,034 | \$1,428 | \$119 | 56 |

Annual & Monthly Guarantee based on APS Electric rates as of January 2017

Annual & Monthly Guarantee based on SW Gas rates as of January 2017

Rates subject to change.

Guarantee is for Heating and Cooling Usage and not cost.

Please see Environments for Living™ Guarantee for details.

Superior Energy Efficient Features

43 to 47% more Energy Efficient than Building Code Requirements!

60 to 70% more Energy Efficient than most Used Homes!

Insulation - Performance Value Installed – No Gaps, No Voids, No Compressions.

Walls - 2x4 R-13 & 2x6 R-20 cavity insulation with 1" foam R-4 –No Gaps, No Voids, No Compressions.

Attics – High Performance “Cathedralized” R-22 ceiling system with ducts in conditioned attic.

Windows - Vinyl frames with Low E glass reduces heat gain as well as reduces fading.

Air Conditioning & Heating - 14 SEER with 92% efficient natural gas furnaces.

Fresh Air Ventilation - Outside air is filtered and metered for good indoor air quality and reduces moisture levels inside your home.

Carbon Monoxide (CO) Detectors in every home for your Health & Safety.

Jump Ducts and Pressure relief ducts in every bedroom to improve air flow and improve comfort.

Diagnostic Testing - Every home is tested for Building Air tightness with a Blower Door Test. And Ducts are tested for leakage with a Duct Blaster Test.

Super Energy Efficient Light Emitting Diode (LED's) recess cans.

These above features exceed energy efficiency levels set by the EPA -Energy Star 3.0 program for energy efficiency.

Every Home has a 2 year - Environments for Living® Guarantee on your Heating and Cooling usage and Comfort. See EFL Program documents.